



First Floor Flat, 10 Windsor Terrace

Guide Price Range £400,000 - £410,000

RICHARD  
HARDING



# First Floor Flat, 10 Windsor Terrace

Clifton, Bristol, BS8 4LW

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An exceptionally elegant and well-arranged 2 bedroom period converted apartment occupying the desirable first floor of this fine grade II listed period building. Enjoying wonderful high ceilings, large sash windows and an abundance of natural light, as well as far reaching views over the River Avon towards the Dundry hills.

## Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Modern fitted kitchen and bathroom, spectacular sitting room (18'0" x 18'7" max) with 2 floor-to-ceiling sash windows with working wooden shutters, 2 bedrooms to the rear and a bathroom
- Gas central heating with modern Worcester gas boiler.
- Envious location situated on a private road with residents parking and wonderful views to the front. The property is equidistant between Bristol's harbourside and Clifton Village, making it an incredibly attractive and convenient location to live and explore the city.
- An impressive period apartment in a beautiful historic terrace with a good standard of presentation throughout and a pleasing layout.

## ACCOMMODATION

**APPROACH:** via a communal hallway and stairwell up to the first floor landing where you will find the private entrance to the apartment straight ahead of you.

**ENTRANCE HALLWAY:** (9'3" x 4'10") (2.82m x 1.47m) high ceilings with ceiling coving, door entry intercom, fuse box for the electrics, radiator. Doorway leading through to the inner hallway, which in turn has access to both bedrooms and the bathroom. Further door leading through to the sitting/dining room, which in turn accesses the kitchen.

**SITTING/DINING ROOM:** (18'0" x 11'5" increasing to 18'7" max) (5.49m x 3.48m/5.66m) an elegant and rather impressive living space with wonderful high ceilings, ceiling cornicing and picture rail, an attractive fireplace with marble surround and tiled hearth, beautiful Georgian sash windows with working wooden shutters offering a breathtaking view over the River Avon towards South Bristol and the Dundry hills in the distance. Radiator, tv point, ample space for seating and dining furniture and door leading off to the kitchen/breakfast room.

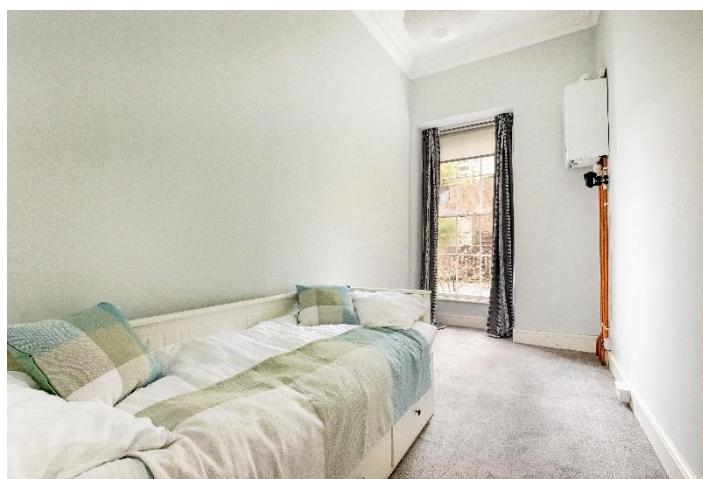
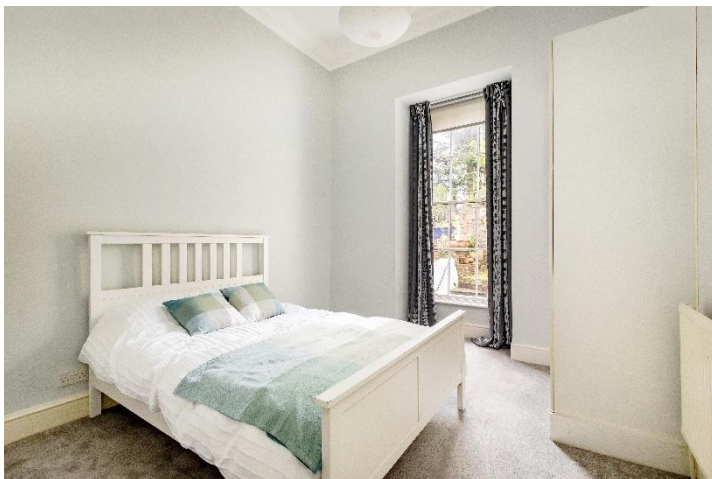
**KITCHEN/BREAKFAST ROOM:** (11'6" x 6'10") (3.51m x 2.07m) a modern fitted kitchen comprising base and eye level units with worktop over and inset stainless steel sink and drainer unit, integrated appliances including a stainless steel electric oven, 4 ring gas hob with extraction over and integrated microwave, further appliance space for freestanding appliances include plumbing for a washing machine and space for fridge. Incredible high ceilings with ceiling coving, radiator and tall period sash window to front with working wooden shutters, offering a similar outlook to the living space.

**BEDROOM 1:** (rear) (10'8" x 10'5") (3.25m x 3.18m) a double bedroom with high ceilings, ceiling coving, radiator, built in wardrobe and large sash window to rear.

**BEDROOM 2:** (13'4" x 7'4") (4.07m x 2.23m) a second bedroom with high ceilings with ceiling coving, radiator, a modern wall mounted Worcester gas central heating boiler.







**BATHROOM/WC:** (6'10" x 5'6") (2.08m x 1.68m) a white suite comprising panelled bath with electric Triton shower over, low level wc, pedestal wash basin, extractor fan, ceiling coving and a radiator.

**N.B.** The furniture in the property is available by negotiation if one is interested, as are the freestanding appliances.

## OUTSIDE

**PARKING:** Windsor Terrace is a beautiful private road which residents are allowed to park on the private road on a first come first served basis and there is a subscription to this use of parking of approx. £40 p.a. We understand that additional to this private road parking, residents can apply for a residents parking permit for the local parking zone via the council for a modest annual fee.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is leasehold for the remainder of a 999 year lease from 1 July 1988. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £115. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D.

### PLEASE NOTE:

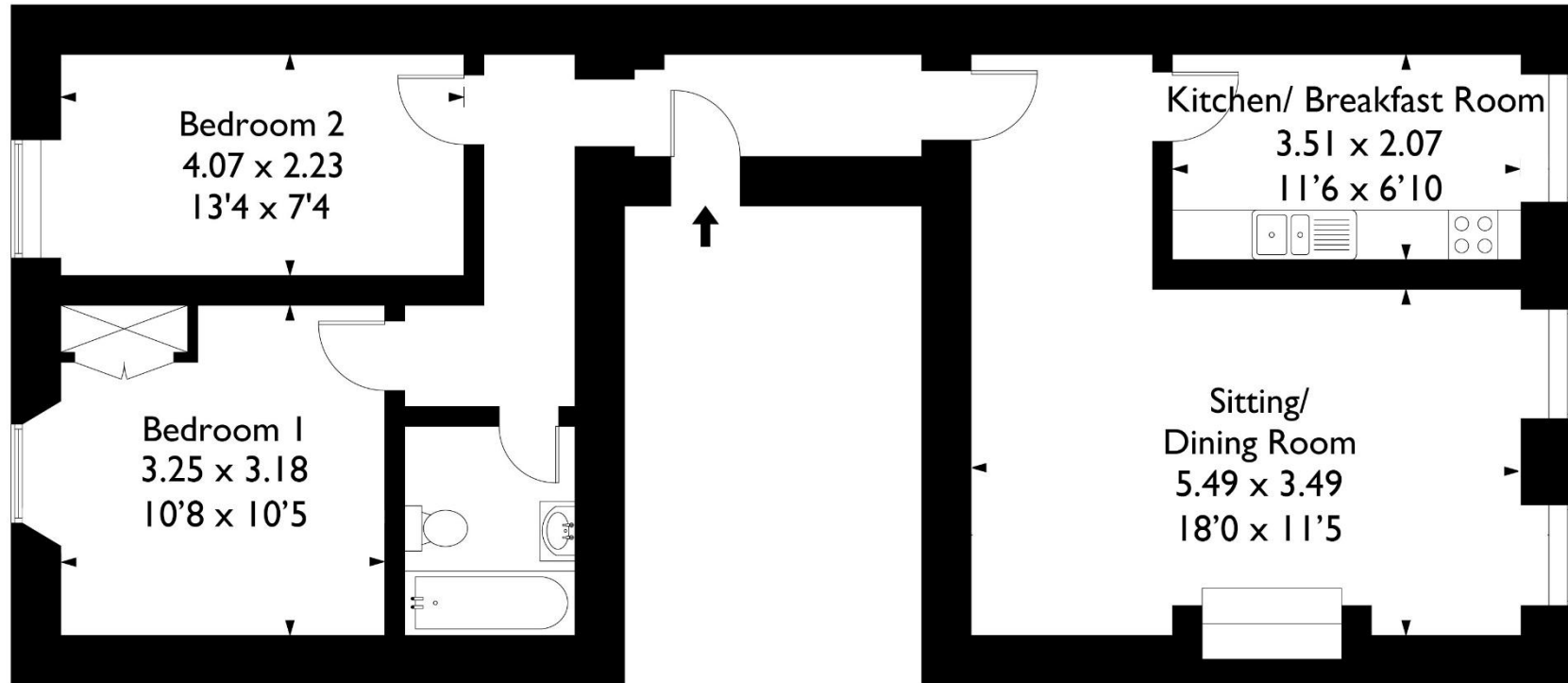
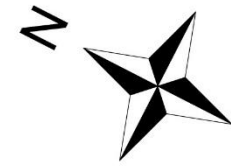
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# First Floor Flat, Windsor Terrace, Clifton, Bristol BS8 4LW

Approximate Gross Internal Area = 70.94 sq m / 763.59 sq ft



## First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.